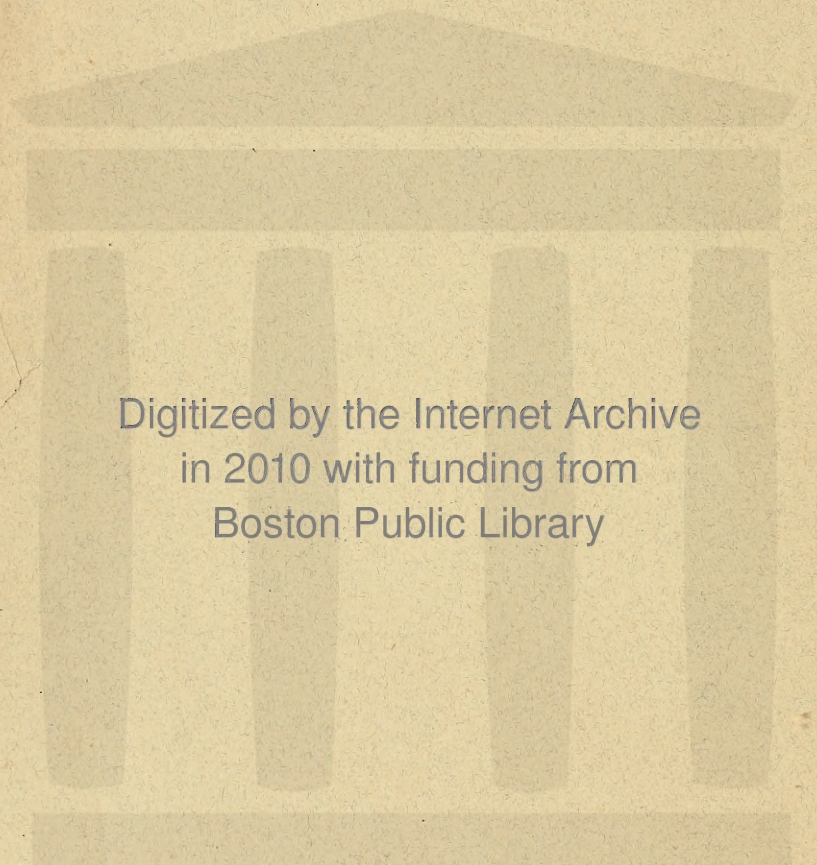


Nº *HA201.1890.A2

Aug. 1894-

Jan. 1895





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EXTRA CENSUS BULLETIN.

No. 89.

WASHINGTON, D. C.

October 4, 1894.

STATISTICS OF FARMS, HOMES, AND MORTGAGES.

OWNERSHIP AND DEBT IN INDIANA.

DEPARTMENT OF THE INTERIOR,

CENSUS OFFICE,

WASHINGTON, D. C., September 20, 1894.

SIR:

The leading results of the investigation of farm and home proprietorship in Indiana for 1890, conducted by Special Agents George K. Holmes and John S. Lord, are contained in this bulletin. In regard to farms, the conclusion is that 29.25 per cent of the farm families hire and 70.75 per cent own the farms cultivated by them; that 33.10 per cent of the farm owning families own subject to incumbrance and 66.90 per cent own free of incumbrance. Among 100 farm families, 29 hire their farms, 24 own with incumbrance, and 47 without incumbrance. On the owned farms there are liens amounting to \$46,751,153, which is 30.30 per cent of their value, and this debt bears interest at the average rate of 6.89 per cent, making the average annual interest charge \$67 to each family. Each owned and incumbered farm, on the average, is worth \$3,209, and is subject to a debt of \$972.

The corresponding facts for homes are that 52.85 per cent of the home families hire and 47.15 per cent own their homes; that of the home owning families 74.26 per cent own free of incumbrance and 25.74 per cent with incumbrance. In 100 home families, on the average, 53 hire their homes, 12 own with incumbrance, and 35 without incumbrance. The debt on owned homes aggregates \$19,967,087, or 33.77 per cent of their value, and bears interest at the average rate of 6.89 per cent, so that the annual amount of interest to each home averages \$43. An average debt of \$628 incumbers each home, which has the average value of \$1,861.

There are 17 cities in the state in the class of those having a population of 8,000 to 100,000, and in these cities 59.57 per cent of the home families hire and 40.43 per cent own their homes, and of the home owning families 29.09 per cent own with incumbrance and 70.91 per cent own free of incumbrance. In 100 home families, on the average, are found 59 that hire their homes, 12 that own with incumbrance, and 29 that own without incumbrance. The liens on the owned homes are 34.87 per cent of the value of those subject to lien. Several averages show that the rate of interest is 6.95 per cent; value of each owned and incumbered home, \$2,117; lien on the same, \$738, and yearly interest charge on each home, \$51.

Indianapolis is the only city in the state having a population of more than 100,000. In this city 66.90 per cent of the home families hire and 33.10 per cent own their homes; 36.14 per cent of the home owning families have incumbrance on their homes and 63.86 per cent own and occupy homes free of incumbrance. Among 100 families, on the average, 67 hire, 12 own with incumbrance, and 21 without incumbrance. Averages for each owned and incumbered home: incumbrance, \$1,084; value, \$2,951; interest charge for one year, \$69; rate of interest, 6.34 per cent. Homes are incumbered for 36.75 per cent of their value.

Real estate purchase and improvements, when not associated with other objects, caused 77.56 per cent of the farm families to incur 79.13 per cent of the farm debt and 81.55 per cent of the home families to incur 81.13 per cent of the home debt.

Very respectfully,

CARROLL D. WRIGHT,

Commissioner of Labor in charge.

The SECRETARY OF THE INTERIOR.

C. O. P.—4m

FARMS, HOMES, AND MORTGAGES.

TABLE 1.—NUMBER AND PERCENTAGE OF FAMILIES OCCUPYING OWNED AND HIRED AND FREE AND INCUMBERED FARMS AND HOMES : 1890.

CIVIL DIVISIONS.	Aggregate.	FAMILIES OWNING.			Families hiring.	PERCENTAGE OF FAMILIES OWNING AND HIRING.		PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING FAMILIES.		PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING AND HIRING FAMILIES.	
		Total.	Free.	Incumbered.		Owning.	Hiring.	Free.	Incumbered.	Free.	Incumbered.
The State	467,146	268,724	188,871	79,853	198,422	57.52	42.48	70.28	29.72	40.43	17.09
For farms	205,331	145,275	97,196	48,079	60,056	70.75	29.25	66.90	33.10	47.34	23.41
For homes	261,815	123,449	91,675	31,774	138,366	47.15	52.85	74.26	25.74	35.01	12.14
Indianapolis (for homes)	22,979	7,606	4,857	2,749	15,373	33.10	66.90	63.86	36.14	21.14	11.96
Seventeen cities (for homes)	61,970	25,052	17,765	7,287	36,918	40.43	59.57	70.91	29.09	28.67	11.76
Anderson	2,096	853	625	228	1,243	40.70	59.30	73.27	26.73	29.82	10.88
Elkhart	2,694	1,286	798	488	1,408	47.74	52.26	62.05	37.95	29.62	18.12
Evansville	9,494	2,963	2,361	602	6,531	31.21	68.79	79.68	20.32	24.87	6.34
Fort Wayne	7,267	3,054	2,158	896	4,213	42.03	57.97	70.66	29.34	29.70	12.33
Jeffersonville	2,232	856	687	169	1,376	38.35	61.65	80.26	19.74	30.78	7.57
Kokomo	1,866	797	470	327	1,069	42.71	57.29	58.97	41.03	25.19	17.52
Lafayette	3,647	1,448	1,141	307	2,199	39.70	60.30	78.80	21.20	31.28	8.42
Logansport	2,997	1,281	906	375	1,716	42.74	57.26	70.73	29.27	30.23	12.51
Madison	1,951	947	748	199	1,004	48.54	51.46	78.99	21.01	38.34	10.20
Marion	1,889	784	517	267	1,105	41.50	58.50	65.94	34.06	27.37	14.13
Michigan city	2,149	1,147	695	452	1,002	53.37	46.63	60.59	39.41	32.34	21.03
Muncie	2,498	857	561	296	1,641	34.31	65.69	65.46	34.54	22.46	11.85
New Albany	4,436	1,781	1,339	442	2,655	40.15	59.85	75.18	24.82	30.18	9.97
Richmond	3,829	1,623	1,188	435	2,206	42.39	57.61	73.20	26.80	31.03	11.36
South Bend	4,540	2,035	1,330	705	2,503	44.82	55.18	65.36	34.64	29.29	15.53
Terre Haute	6,522	2,500	1,589	961	4,022	38.33	61.67	61.56	38.44	23.60	14.73
Vincennes	1,863	810	702	138	1,023	45.09	54.91	83.57	16.43	37.68	7.41
Rest of state (for homes)	176,866	90,791	69,053	21,738	86,075	51.33	48.67	76.06	23.94	39.04	12.29

TABLE 2.—VALUE OF FARMS AND HOMES OCCUPIED BY OWNERS AND INCUMBERED, AND AMOUNT AND PERCENTAGE OF INCUMBRANCE THEREON: 1890.

CIVIL DIVISIONS.	Number of families owning with incumbrance.	Value.	Incumbrance.	Percentage of incumbrance of value.
The State.....	79,853	\$213,416,044	\$66,718,240	31.26
For farms.....	48,079	154,285,755	46,751,153	30.30
For homes.....	31,774	59,130,289	19,967,087	33.77
Indianapolis (for homes).....	2,749	8,111,852	2,980,940	36.75
Seventeen cities (for homes).....	7,287	15,430,126	5,380,206	34.87
Anderson.....	228	424,589	122,013	28.74
Elkhart.....	488	981,606	367,528	37.44
Evansville.....	602	1,213,448	410,828	33.86
Fort Wayne.....	896	2,448,919	825,930	33.73
Jeffersonville.....	169	276,827	104,270	37.67
Kokomo.....	327	722,129	207,416	28.72
Lafayette.....	307	724,779	270,087	37.36
Logansport.....	375	859,556	260,341	30.29
Madison.....	199	261,015	109,522	41.96
Marion.....	267	596,196	170,861	28.66
Michigan city.....	452	738,960	273,023	36.95
Muncie.....	296	664,446	213,490	32.13
New Albany.....	442	868,054	335,385	38.64
Richmond.....	435	951,356	326,150	34.28
South Bend.....	705	1,184,529	395,782	33.41
Terre Haute.....	961	2,277,018	889,101	39.05
Vincennes.....	138	236,699	98,479	41.61
Rest of state (for homes).....	21,738	35,588,311	11,605,941	32.61

TABLE 3.—AMOUNT OF ANNUAL INTEREST CHARGE AND AVERAGE VALUE, INCUMBRANCE, ANNUAL INTEREST CHARGE, AND ANNUAL RATE OF INTEREST FOR FARMS AND HOMES OCCUPIED BY OWNERS AND INCUMBERED: 1890.

CIVIL DIVISIONS.	Average value of each incumbered farm or home.	Average incumbrance on each farm or home.	Total annual interest charge.	Average annual interest charge on each farm or home.	Average annual rate of interest.
The State.....	\$2,673	\$836	\$4,595,769	\$58	6.89
For farms.....	3,209	972	3,219,213	67	6.89
For homes.....	1,861	628	1,376,556	43	6.89
Indianapolis (for homes).....	2,951	1,084	188,901	69	6.34
Seventeen cities (for homes).....	2,117	738	374,029	51	6.95
Anderson.....	1,862	535	8,755	38	7.18
Elkhart.....	2,011	753	25,062	51	6.82
Evansville.....	2,016	682	26,996	45	6.57
Fort Wayne.....	2,733	922	56,104	63	6.79
Jeffersonville.....	1,638	617	7,686	45	7.37
Kokomo.....	2,208	634	14,630	45	7.05
Lafayette.....	2,361	880	18,165	59	6.73
Logansport.....	2,292	694	18,715	50	7.19
Madison.....	1,312	550	6,709	34	6.13
Marion.....	2,233	640	12,239	46	7.16
Michigan city.....	1,635	604	18,343	41	6.72
Muncie.....	2,245	721	15,454	52	7.24
New Albany.....	1,964	759	22,265	50	6.64
Richmond.....	2,187	750	22,475	52	6.89
South Bend.....	1,680	561	28,608	41	7.23
Terre Haute.....	2,369	925	65,457	68	7.36
Vincennes.....	1,715	714	6,366	46	6.46
Rest of state (for homes).....	1,637	534	813,626	37	7.01

FARMS, HOMES, AND MORTGAGES.

TABLE 4.—PERCENTAGE OF FAMILIES OCCUPYING OWNED AND INCUMBERED FARMS AND HOMES AND OF AMOUNT OF INCUMBRANCE THEREON, BY RATES OF INTEREST: 1890.

RATES OF INTEREST.	THE STATE.				FOR HOMES IN CITIES OF 8,000 TO 100,000 PEOPLE.		FOR HOMES IN INDIANAPOLIS.	
	For farms.		For homes.		For number of families.	For amount.	For number of families.	For amount.
	For number of families.	For amount.	For number of families.	For amount.				
Under 6 per cent.....	1.59	1.88	1.78	1.83	2.68	2.57	1.56	2.20
6 per cent.....	33.94	34.08	39.15	40.09	36.97	35.31	65.30	65.73
7 per cent.....	17.47	22.29	13.45	18.09	16.17	20.81	16.70	16.91
8 per cent.....	39.27	27.75	39.99	30.73	38.08	32.09	8.66	5.30
6 to 8 per cent, inclusive.....	97.45	97.31	96.14	96.44	95.16	95.68	96.37	96.28
Over 6 per cent.....	64.47	64.04	59.07	58.08	60.35	62.12	33.14	32.07
Over 8 per cent.....	0.96	0.81	2.08	1.73	2.16	1.75	2.07	1.52
Over 10 per cent.....	0.12	0.07	0.52	0.38	0.64	0.54	0.33	0.19
Over 12 per cent.....	0.02	0.01	0.15	0.11	0.26	0.23	0.11	0.06

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